

CITY OF CHARLESTON PLANNING COMMISSION

MEETING OF NOVEMBER 17, 2021

MINUTES

Request approval of minutes from **February 17, 2021; February 22, 2021; September 15, 2021 and October 20, 2021** Planning Commission meetings.

Motion: **APPROVAL WITH CORRECTIONS (8-0)**

Jimmy Bailey

IN FAVOR

Loquita Bryant-Jenkins

IN FAVOR

Erika V. Harrison

IN FAVOR

Donna Jacobs

IN FAVOR

Angie Johnson

IN FAVOR

1st: **JACOBS**

Charlie Karesh

2nd: **LEMPESIS**

IN FAVOR

Sunday Lempesis

IN FAVOR

Harry Lesesne

IN FAVOR

REZONING

1. **518 E Bay St & 81 Washington St (Ports Area – Peninsula) TMS # 4591302011 (a portion) & 4591302010** – approx. 0.67 ac. Request rezoning from Light Industrial (LI) to Mixed-Used/Workforce Housing (MU-2/WH) and from 5 Story and WP Old City Height District to 6 Story Old City Height District on portions of the properties.

Motion: **APPROVAL (8-0)**

Jimmy Bailey

IN FAVOR

Loquita Bryant-Jenkins

IN FAVOR

Erika V. Harrison

IN FAVOR

Donna Jacobs

IN FAVOR

Angie Johnson

IN FAVOR

1st: **HARRISON**

Charlie Karesh

2nd: **JOHNSON**

IN FAVOR

Sunday Lempesis

IN FAVOR

Harry Lesesne

IN FAVOR

REZONING AND PUD AMENDMENT

1. **River Rd (Gardens at Riverview – Johns Island) TMS # 3120200085, 3120000064 & 208** – approx. 28.70 ac. Request rezoning from Rural Residential (RR-1) and Conservation (C) to PUD (Gardens at Riverview).

Motion: **APPROVAL (8-0)**

Jimmy Bailey

IN FAVOR

Loquita Bryant-Jenkins

IN FAVOR

Erika V. Harrison

IN FAVOR

Donna Jacobs

IN FAVOR

Angie Johnson

IN FAVOR

1st: **JACOBS**

Charlie Karesh

2nd: **LEMPESIS**

IN FAVOR

Sunday Lempesis

IN FAVOR

Harry Lesesne

IN FAVOR

ORDINANCE AMENDMENT

1. Request to amend Chapter 54 of the Code of the City of Charleston (Zoning Ordinance) Article 2-Land Use Regulations, Part 15-Workforce Housing Districts and Opportunity Zones; and Article 3-Site Regulations, Part 4-Off-Street Parking Requirements; to include provisions for Small Efficiency Dwelling Units (Micro-units).

SUBDIVISIONS

1. Parklawn Dr (Carolina Bay – West Ashley) TMS # 3070000099 & 3070500501 – approx. 12.42 ac. Request subdivision concept plan approval for 43 lots. Zoned Planned Unit Development (Carolina Bay PUD).
2. Clements Ferry Rd & Cainhoy Rd (Cainhoy Del Webb – Cainhoy) TMS # 2620000028 – approx. 585.3 ac. Request subdivision concept plan approval for 1,094 lots. Zoned Planned Unit Development (Cainhoy Land & Timber PUD).

Motion: APPROVAL WITH STAFF CONDITIONS (8-0)

Jimmy Bailey	IN FAVOR
Loquita Bryant-Jenkins	IN FAVOR
Erika V. Harrison	IN FAVOR
Donna Jacobs	IN FAVOR
Angie Johnson	IN FAVOR

1st: JACOBS

Charlie Karesh

Sunday Lempesis

Harry Lesesne

2nd: BAILEY

IN FAVOR

IN FAVOR

IN FAVOR

3. Fenwick Hall Alee (The Village at Fenwick – Johns Island) TMS # 3460000260 – approx. 12.25 ac. Request subdivision concept plan approval for 79 lots. Zoned Planned Unit Development (The Village at Fenwick PUD).

Motion: DISAPPROVAL (8-0)

Jimmy Bailey	IN FAVOR
Loquita Bryant-Jenkins	IN FAVOR
Erika V. Harrison	IN FAVOR
Donna Jacobs	IN FAVOR
Angie Johnson	IN FAVOR

1st: JACOBS

Charlie Karesh

Sunday Lempesis

Harry Lesesne

2nd: BAILEY

IN FAVOR

IN FAVOR

IN FAVOR

ZONINGS

1. **1830 Savannah Hwy (West Ashley) - TMS # 3500500043** – approx. 0.21 ac. Request zoning of Limited Business (LB) and Dupont/Wappoo Overlay Zone. Zoned Community Commercial (CC) and Dupont/Wappoo Overlay Zone in Charleston County.

Motion: **APPROVAL (7-0)**

Jimmy Bailey

ABSENT

Loquita Bryant-Jenkins

IN FAVOR

Erika V. Harrison

IN FAVOR

Donna Jacobs

IN FAVOR

Angie Johnson

IN FAVOR

1st: **LESESNE**

2nd: **BRYANT-JENKINS**

Charlie Karesh

IN FAVOR

Sunday Lempesis

IN FAVOR

Harry Lesesne

IN FAVOR

2. **1820 Alice Dr (Capri Isles – West Ashley) - TMS # 3501400095** – approx. 0.50 ac. Request zoning of Single-Family Residential (SR-1). Zoned Single-Family Residential (R-4) in Charleston County.

Motion: **APPROVAL (7-0)**

Jimmy Bailey

ABSENT

Loquita Bryant-Jenkins

IN FAVOR

Erika V. Harrison

IN FAVOR

Donna Jacobs

IN FAVOR

Angie Johnson

IN FAVOR

1st: **LESESNE**

2nd: **JOHNSON**

Charlie Karesh

IN FAVOR

Sunday Lempesis

IN FAVOR

Harry Lesesne

IN FAVOR

3. **2155 Wappoo Dr (Riverland Terrace – James Island) TMS # 3430600175**– approx. 0.22 ac. Request zoning of Single-Family Residential (SR-1). Zoned Single-Family Residential (R-4) in Charleston County.

Motion: **APPROVAL (7-0)**

Jimmy Bailey

ABSENT

Loquita Bryant-Jenkins

IN FAVOR

Erika V. Harrison

IN FAVOR

Donna Jacobs

IN FAVOR

Angie Johnson

IN FAVOR

1st: **LEMPESIS**

2nd: **BRYANT-JENKINS**

Charlie Karesh

IN FAVOR

Sunday Lempesis

IN FAVOR

Harry Lesesne

IN FAVOR

4. **3030, 3026 & 3036 Maybank Hwy (Johns Island) TMS # 3130000004, 006 & 234** – approx. 9.0 ac. Request zoning of Diverse Residential (DR-12). Zoned Limited Commercial (LC) and Maybank Highway Corridor District Overlay (OD-MHC) in Charleston County.

Motion: **APPROVAL (6-0)**

1st: **JACOBS**

2nd: **JOHNSON**

Jimmy Bailey	ABSENT	Charlie Karesh	IN FAVOR
Loquita Bryant-Jenkins	IN FAVOR	Sunday Lempesis	ABSTAINED
Erika V. Harrison	IN FAVOR	Harry Lesesne	IN FAVOR
Donna Jacobs	IN FAVOR		
Angie Johnson	IN FAVOR		

5. **Fort Lamar Rd (Secessionville – James Island) TMS # 4310400038 & 039** – approx. 3.37 ac. Request zoning of Rural Residential (RR-1). Zoned Single-Family Residential (R-4) in Charleston County.

Motion: **APPROVAL (8-0)**

1st: **LESESNE**

2nd: **BRYANT-JENKINS**

Jimmy Bailey	IN FAVOR	Charlie Karesh	IN FAVOR
Loquita Bryant-Jenkins	IN FAVOR	Sunday Lempesis	IN FAVOR
Erika V. Harrison	IN FAVOR	Harry Lesesne	IN FAVOR
Donna Jacobs	IN FAVOR		
Angie Johnson	IN FAVOR		

6. **Clements Ferry Rd (Cainhoy) TMS # 2680000002** – approx. 62.775 ac. Request zoning of General Business (GB). Zoned Manufactured Residential District (R-2) in Berkeley County.

Motion: **APPROVAL (8-0)**

1st: **HARRISON**

2nd: **LESESNE**

Jimmy Bailey	IN FAVOR	Charlie Karesh	IN FAVOR
Loquita Bryant-Jenkins	IN FAVOR	Sunday Lempesis	IN FAVOR
Erika V. Harrison	IN FAVOR	Harry Lesesne	IN FAVOR
Donna Jacobs	IN FAVOR		
Angie Johnson	IN FAVOR		

DISCUSSION

Mixed-Use/Workforce Housing (MU/WH) districts and the fee-in-lieu.

Motion: **NO ACTION TAKEN, REQUEST UPDATE FROM STAFF AND PRIVATE SECTOR IN 3 MONTHS (8-0)**

Jimmy Bailey	IN FAVOR	Charlie Karesh	IN FAVOR
Loquita Bryant-Jenkins	IN FAVOR	Sunday Lempesis	IN FAVOR
Erika V. Harrison	IN FAVOR	Harry Lesesne	IN FAVOR
Donna Jacobs	IN FAVOR		
Angie Johnson	IN FAVOR		